



Community Development
Development Services Division
501 SW Madison Avenue
P.O. Box 1083
Corvallis, OR 97339-1083
(541) 766-6929
TTY (541) 766-6477

NOTICE OF DISPOSITION FOR A
LAND PARTITION

| | | |
|----------------|--|-------------------|
| CASE | MLP04-00002 | ORDER NO. 2004-19 |
| REQUEST | Divide a 21,764 square-foot parcel into three parcels (each would contain approximately 7,260 sq. ft.). The property is located in the RS-12 (Medium-High Density Residential) district. | |
| APPLICANT | Gae N. East 1870 SE Crystal Circle Corvallis, OR 97333 | |
| LOCATION | 2340 SW 3 rd Street (Benton County Assessor's Map #12-5-11 BC, Tax Lot #5300) | |
| PUBLIC COMMENT | Thirty-five (35) notices were mailed to neighbors. One letter, in opposition to the request, was received on February 23, 2004. | |

DECISION

Based on the information submitted by the applicant and City staff review; it is the decision of the Development Services Manager that the request be approved subject to the following conditions:

1. Prior to filing the final partition plat, the applicant shall obtain the necessary permits from the Development Services Division for installation of sanitary sewer services to each parcel.
2. Prior to filing the partition plat, the applicant shall obtain demolition permits from Development Services to remove all existing structures that would otherwise not be in conformance with the setback requirements of the district, as related to the proposed partition.
3. Screening shall be provided at the time of development of Parcels 2 and 3 along the north side of the access drive by means of fencing or landscaping that conforms to the requirements of Land Development Code Sections 4.2.50 and 4.4.30.05 a.2

4. The width of the access way shall meet the minimum dimensions established in Section 4.4.30.01 of the Land Development Code, and the access way width shall be evenly divided between the applicable parcels. Reciprocal access easements shall be provided over the access way, in accordance with Section 4.4.30.07, to ensure access rights for the applicable parcels.
5. The location of the proposed water meters should front the served parcels. The water meter shall meet traffic loading requirements if placed within the driveway.
6. The City of Corvallis requests that the applicant provide an electronic version of the partition plat, including all required revisions, at the time that the final version of the partition plat is routed through the City for required signatures
7. Partition plats shall contain a certificate signed by the County Assessor or Tax collector certifying that the taxes on the property being partitioned have been paid as required.
8. A partition plat for the land partition shall be prepared by an Oregon licensed land surveyor in accordance with ORS Chapters 92 and 209. The plat shall conform to the partition standards established by the County Surveyor.
9. The notarized signatures of the legal owners of the property shall be affixed to the partition plat.
10. This approval is valid for one year. If the partition plat is not filed within that time period this approval shall be null and void.

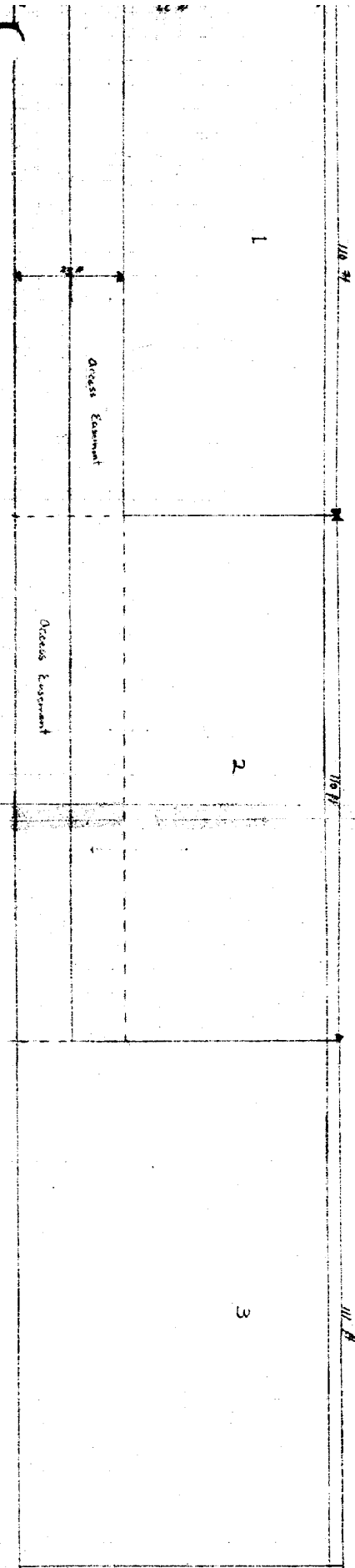
2-24-04
DATE OF DECISION


DEVELOPMENT SERVICES MANAGER

APPEALS

If you wish to appeal this decision, the appeal must be filed within 12 calendar days from the date of decision. When the final day of the appeal period falls on a weekend or holiday, the appeal period shall be extended to 5:00 p.m. on the subsequent working day. All appeals must be submitted in writing to the City Recorder and they must explain the specific grounds for appeal. If you have any questions about the appeal process, contact this office at 766-6929.

EAST, CAP
2510 SW 3 St.
Coral Gables, FL
751-9709



Community Development
Development Services Division
501 S.W. Madison Avenue
P.O. Box 1083
Covallis, OR 97339
Attn: Jason Kaich

2/19/04

Jason,
William and I Helen Anderson
oppose the subdividing of property
located at 2340 S.W. 3rd St, that
is immediately adjacent to our property
at 2320 S.W. 3rd St.

Our concern is that our dwelling
at 2320 S.W. 3rd St. has a Septic
and a well that could be effected
do to the Construction and development
that of 2340 S.W. 3rd.

We oppose to the amount of noise and
amount of vehicles that could be
generated by such development.

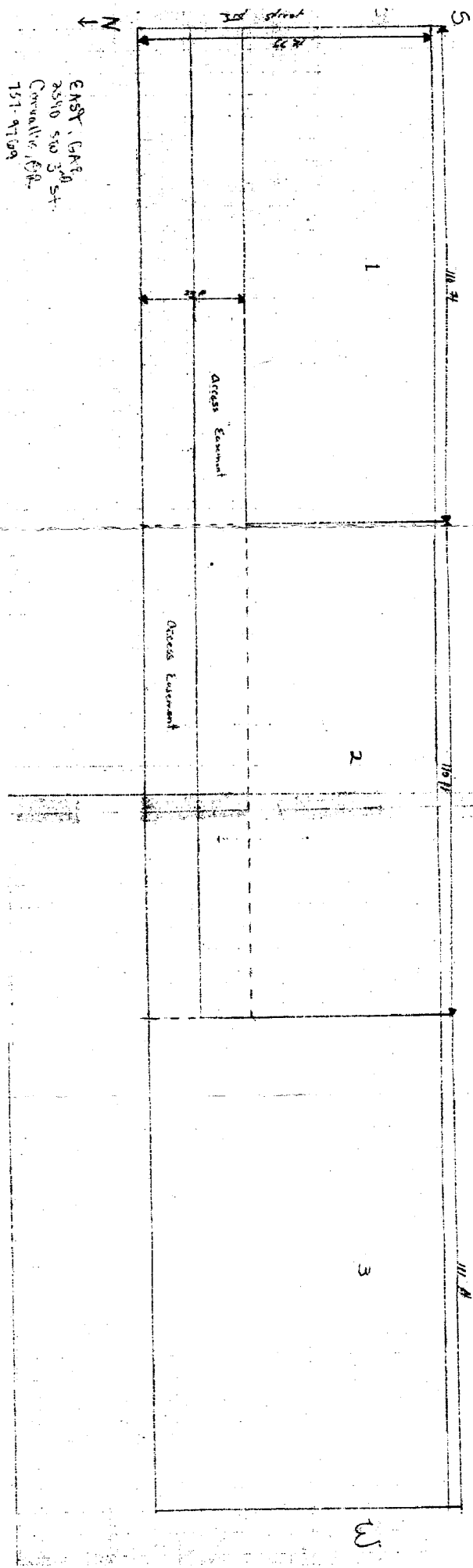
Also There is Lots of Wet land areas.

William m. Anderson Helen Anderson

Helen. m. Anderson William Anderson

#511-757-0262

also there is
very Deeply Wetland.
back there.



FOR STAFF USE ONLY

CASE NUMBER MLP04-00002 DATE FILED 1-29-04
 PLANNER JAY DATE ACCEPTED _____
 FEE \$280 RECEIPT NO. 54481 CREDIT CARD OK # 786
 AVERAGE LOT AREA OF DEVELOPED LOTS WITHIN 300 FEET _____

APPLICATION FOR:

LAND PARTITION



City of Corvallis
 Development Services
 501 SW Madison
 P.O. Box 1083
 Corvallis, OR 97339-1083
 Telephone: (541) 766-6929
 FAX: (541) 766-6936

PLEASE TELL US ABOUT YOURSELF AND YOUR SITE:

APPLICANT: NAME Gae No East PHONE 757-9769
 ADDRESS 1870 SE Crystal Cir. OR 97333
 SIGNATURE [Signature] DATE 1/15/04

PROPERTY OWNER: NAME Gae No East PHONE _____
 ADDRESS same as above
 SIGNATURE _____ DATE _____

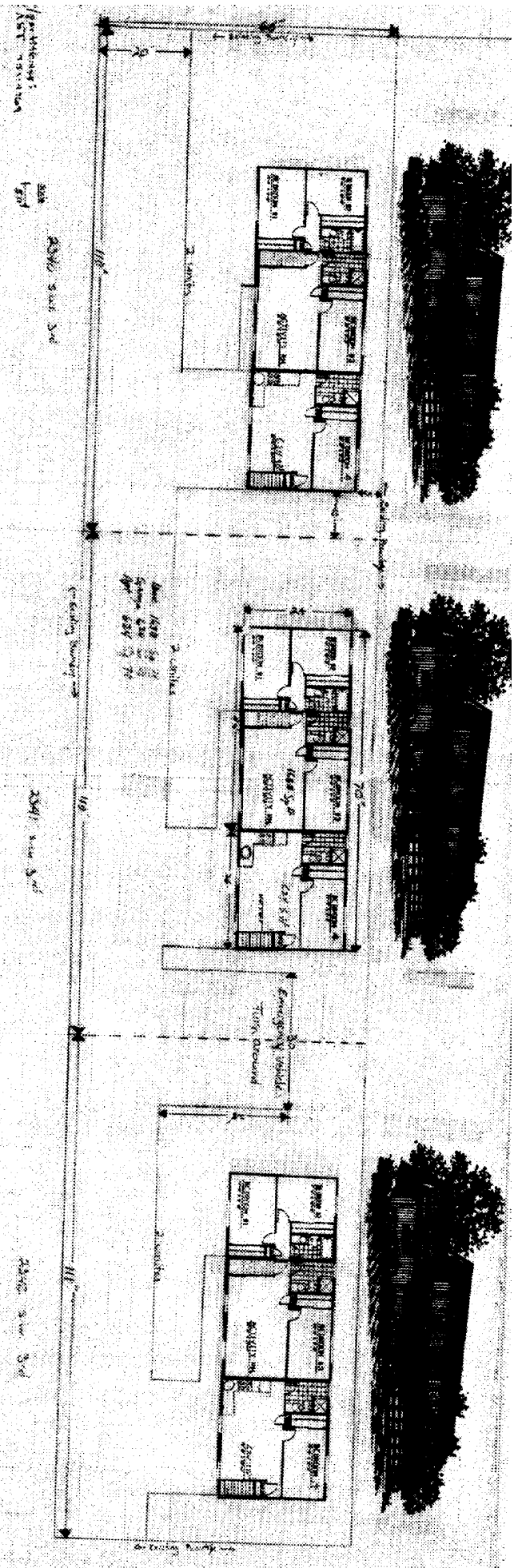
Where the owner and applicants differ, written authorization by owner is required

PROPERTY LOCATION: ADDRESS 2340 SW 3rd St. Corvallis OR 97333
 ASSESSOR'S MAP NO. 12-511 BC TAX LOT 05300

Map No. (township/range/section) and the Tax Lot No. can be found on your Benton County tax statement from the Assessor's office.

ZONING DISTRICT RS-12
 EXISTING USE OF PROPERTY Rental property
 PROPOSED USE OF PROPERTY Rental property
 TOTAL LOT SIZE 21,764 sq. ft. DENSITY RANGE 12-20 du/acre MEETS COMP PLAN ☒
 DATE OF LAST PARTITION (if known) 0
 PROPOSED LOT SIZES - Parcel 1 110' x 66' 2 110' x 66' 3 111' x 66'

Copy of 0008 permit granted for driveway
 usage change will be available Feb. 2nd, 2003 -
 Revised August 2003
 Couldn't find my copy - sorry - Gae East





Oregon

Theodore R. Kulongoski, Governor

Division of State Lands
775 Summer Street NE, Suite 100
Salem, OR 97301-1279
(503) 378-3805
FAX (503) 378-4844
www.oregonstatelands.us

December 31, 2003

State Land Board

Theodore R. Kulongoski
Governor

Greg Coleman
Watersheds Unlimited, Inc.
1860 NE Seavy Ave.
Corvallis, OR 97330

Bill Bradbury
Secretary of State

Randall Edwards
State Treasurer

~~Re. Wetland Determination for Gae East Parcel at 2340 SW 3 Street,~~
Corvallis, T12S R5W S11BC TL 5300; DSL # WD 03-0541

Dear Mr. Coleman:

I have reviewed your wetland determination report for the above 0.48-acre site and, based upon the information in the report, I concur with your conclusion that there are no wetlands on the parcel. Therefore, no state fill permit is required for site development. This approval is for purposes of the state Removal-Fill Law only; local permit requirements may apply.

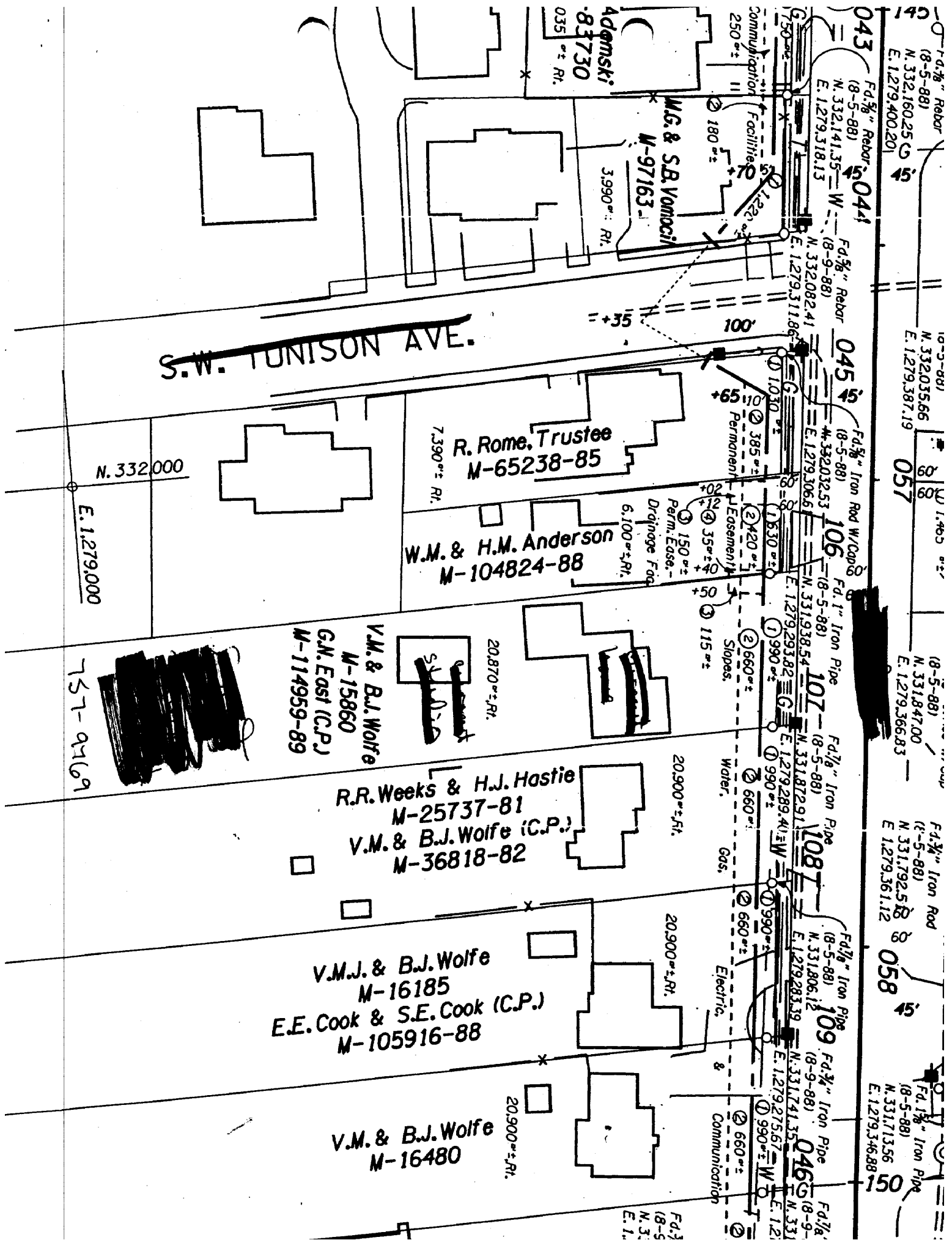
This jurisdictional determination is valid for five years from the date of this letter, unless new information necessitates a revision. Circumstances under which the Division may change a determination and procedures for renewal of an expired determination are found in OAR 141-090-0045 (available on our web site or upon request). A request for reconsideration of this determination may be submitted in writing by the applicant, landowner, or agent within 60 calendar days of the date of this letter.

Thank you for your report. Please phone me at extension 236 if you or your client have any questions.

Sincerely,

Janet C. Morlan, PWS
Wetlands Program Manager

cc: Fred Towne, City of Corvallis



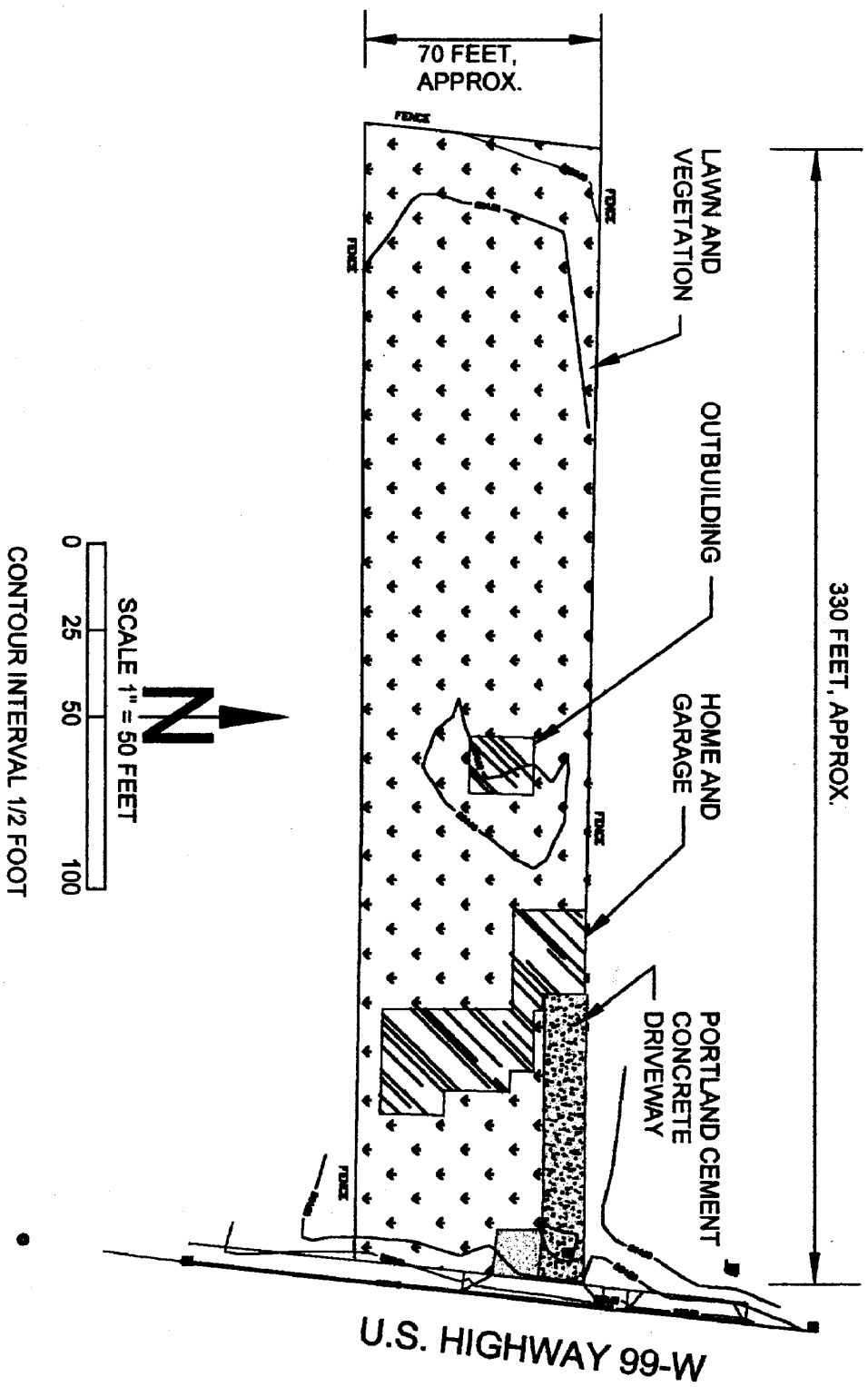


Figure 2
Existing Topography

2340 S.W. THIRD STREET
STORM DRAINAGE

Streamline Engineering
Corvallis, Oregon
P.O. Box 975 Philomath, OR 97370 (541) 929-2778

Streamline Engineering

P.O. Box 975
Philomath, Oregon 97370
Voice and FAX (541) 929-7478
bpstream@peak.org

October 1, 2002

Gae East
1870 S.E. Crystal Circle
Corvallis, Oregon 97333

Dear Ms. East:

Re: Storm drainage at 2340 S.W. Third Street, Corvallis

At your request I have completed a preliminary analysis of storm water quantities at 2340 S.W. Third Street (U.S. Highway 99-W), Corvallis. The analysis was required to address concerns of Oregon Department of Transportation (ODOT) related to potential increase in peak storm water flow rate. This potential increase is due to proposed site development.

This letter documents my preliminary analysis and provides feasible detention options for mitigating increased storm water runoff.

It is important to note this report does not provide final design of detention facilities, nor does it represent final storm water analysis. Plans for site development are not complete; hence we have made conservative assumptions for this preliminary analysis. These assumptions are intended to yield conservatively high estimates for increased flow rate and for required detention volume.

CONCLUSIONS

Based on the methods and assumptions described below, these conclusions are drawn:

1. Detention systems can be designed to mitigate increased runoff resulting from site development.
2. Existing conditions yield an estimated peak storm water flow rate of 0.16 cubic feet per second (cfs) during a 25-year storm event.
3. Anticipated conditions after development yield an estimated peak storm water flow rate of 0.51 cfs during a 25-year storm event.
4. Storm water flow rate after development exceeds 0.16 cfs for approximately 1.5 hours. During this time, storm water in excess of 0.16 cfs must be diverted to a detention system if site development is not to cause increased peak flow rate.
5. If storm water in excess of 0.16 cfs is detained, estimated detained volume is 780 cubic feet for a 25-year storm event.

6. An existing storm drain at site frontage on Highway 99-W is deep enough that underground storage systems can be installed.
7. A topographic survey of the site indicates there is presently less than 6 inches of fall across the property.
8. Design drawings provided by ODOT indicate the storm drain in Highway 99-W has a flow line elevation approximately 221.5 feet, approximately five feet below top of curb. ODOT personnel indicated these drawings are not "as-constructed" drawings, but such drawings are not available. The drawings provided represent the best information available.
9. Final design of storm water collection, conveyance and detention systems should be based on completed site plans and corresponding hydrologic analysis.
10. This analysis has been performed with the goal of estimating any increase in peak flow rate. Only the site in question has been considered.

METHODS

The methods described in U.S. Soil Conservation Service (SCS) Technical Release 55 (TR-55) have been used in this analysis. It is beyond the scope of the present work to provide a detailed description of these methods, but a brief summary is appropriate. (Soil Conservation Service is now known as Natural Resources Conservation Service, NRCS.)

TR-55 documents Curve Numbers (" C_N ") that indicate the amount of rainfall available for direct runoff. For example, soil and surface conditions corresponding to $C_N=80$ will result in approximately 80% of rainfall available for direct runoff. Values of C_N vary according to soil type, slope and surface conditions.

For runoff and infiltration purposes, NRCS classifies soil types into four Hydrologic Soil Groups ("HSG"). HSG "A" has the greatest infiltration, and HSG "D" the least. TR-55 tabulates values of C_N according to HSG.

Peak runoff flow rate also varies according to the geometry of the area being considered. Greater area will collect greater rainfall. The length of a basin also affects the peak flow rate: the time required for the most distant portion of a site to contribute runoff is known as the Time of Concentration (" T_C "). Greater values of T_C correspond to lesser peak flow rates. Conversely, a site with a small T_C will react quickly to rainfall intensity, and peak flow rates will be greater as a result.

When all characteristics are considered (infiltration, geometry, surface cover and slope), an estimate can be made for storm water flow rate varying in time as a storm passes.

The King County (Washington) "HYD" computer program has been used to model

TR-55 methods and estimate flow rates.

The effects of development of a site such as this one are several, and tend to increase the responsiveness of a basin to rainfall intensity, and hence to increase the peak flow rate:

- Hard surfaces reduce the infiltration of rainfall into the soil. Hence, a greater portion of rainfall appears as surface flow.
- Hard surfaces provide less resistance to flowing water than do vegetated surfaces. Time of concentration is thus reduced.

DETENTION SYSTEMS

Common systems for storm water detention include above-ground detention ponds, underground pipe galleries and underground storage vaults.

The subject site has little space available for above-ground systems.

Pipe galleries might be considered at this site. However, the elevation of the existing storm drain, site topography and desired cover over such a pipe gallery may require several long pipes and associated excavation. This may not be the most efficient or cost-effective option.

Underground storage vaults with traffic-rated lids seem to provide the most efficient use of available hydraulic head while minimizing excavation required. Two or three small vaults (6'x12') would provide adequate volume.

Final selection and design of a detention system should occur after the site development plans are complete.

FIGURES

The attached figures illustrate the location of the site, the existing topography of the site, and graphs of estimated storm water flow rates from the site.

There is no illustration of potential development, because such plans are conceptual at this juncture. As noted below, conservative estimates have been made for post-development surface conditions, but it would be misleading to present an illustration here.

SITE DATA

The data used in this analysis are:

| | | <u>Source</u> |
|-----------------------------------|--------------------|--|
| Total lot area: | 22,032 square feet | Topographic survey |
| Outbuilding roof area: | 308 square feet | Topographic survey |
| Home and garage roof area: | 1,679 square feet | Topographic survey |
| Concrete driveway area: | 999 square feet | Topographic survey |
| Asphalt concrete pad area: | 182 square feet | |
| <u>Assumed future conditions:</u> | | |
| Buildings and hardscaping | 19,830 square feet | |
| Pervious areas | 2,202 square feet | |
| Soil type: | Dayton Series | SCS "Soil Survey of Benton County Area, Oregon" |
| Hydrologic Soil Group | D | "Soil Survey...", SCS "Oregon Engineering Handbook - Hydrology Guide" |
| <u>Curve Number</u> | | |
| Vegetated areas: | 80 | TR-55 |
| Impervious areas: | 98 | TR-55 |
| <u>Time of Concentration:</u> | | |
| Existing conditions: | 70 minutes | |
| After development: | 11 minutes | |
| <u>Rainfall</u> | | |
| 2-year storm event (24-hr) | 2.5 inches | NOAA Atlas 2, Volume 10 |
| 25-year storm event (24-hr) | 4.5 inches | NOAA Atlas 2, Volume 10 |
| Rainfall distribution: | Type 1-A pattern | TR-55 |

Please note the assumptions for post-development surfaces. Plans for site development are conceptual at this juncture; hence these assumptions have been made with the intent of making conservatively high estimates for storage requirements. It is our understanding site development could consist of a building with six apartments, and associated parking.

Gae East
October 1, 2002
Storm drainage at 2340 SW Third Street, Corvallis
Page 5

As indicated, I believe it is possible to develop the site and provide storm water detention systems that mitigate increased runoff rates from the site. Detention volume has been estimated for the 25-year storm event, and there appear to be several options for how and where to provide this storage.

Even when conservative estimates are made for storm water runoff and storage volumes, it is feasible to provide appropriate detention systems.

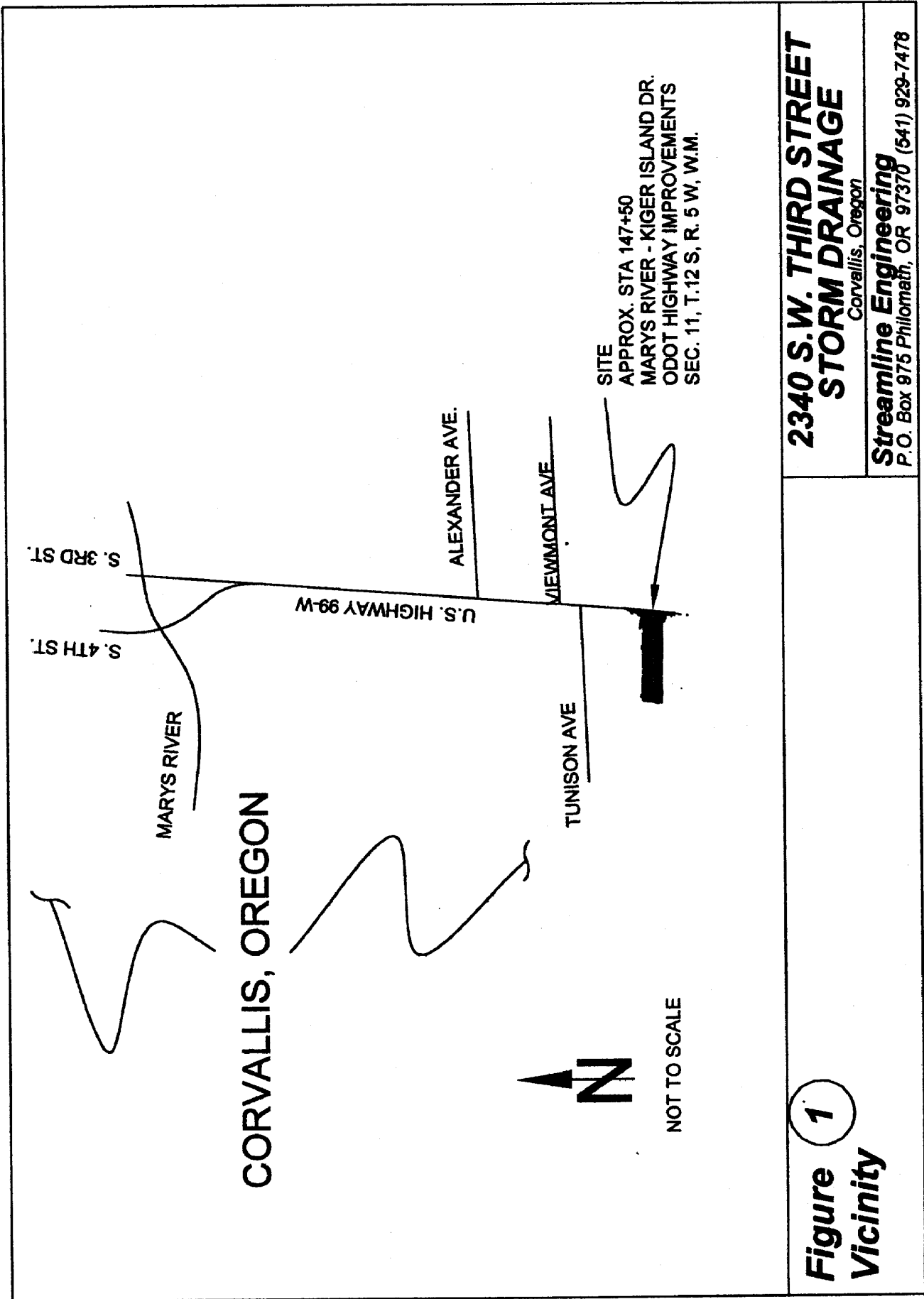
Please advise me if there are any questions regarding this analysis or any remaining concerns regarding storm water management at this site.

Thank you for the opportunity to assist you in this matter.

Best Regards,

William A. Patton
William A. Patton, P.E.
Streamline Engineering





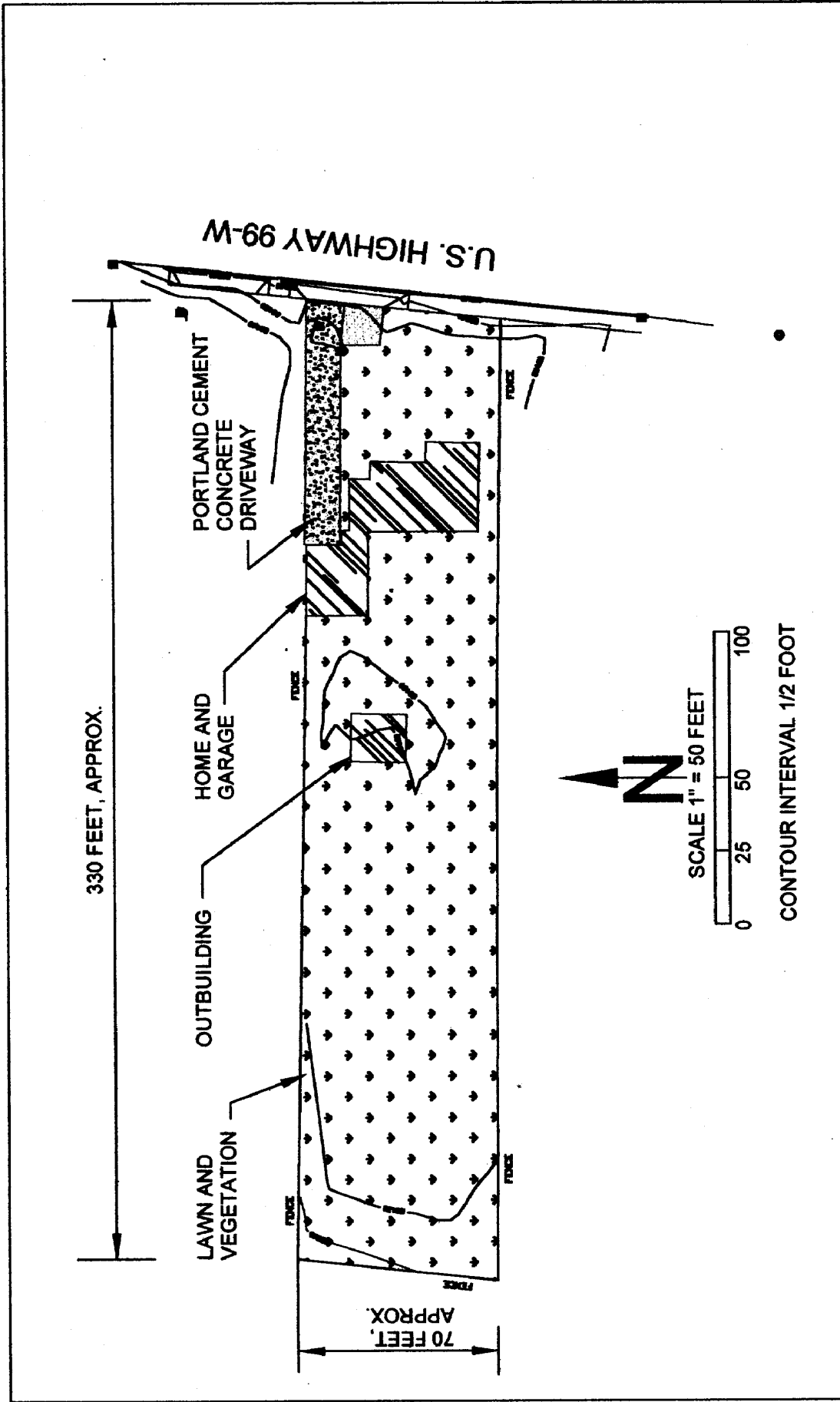
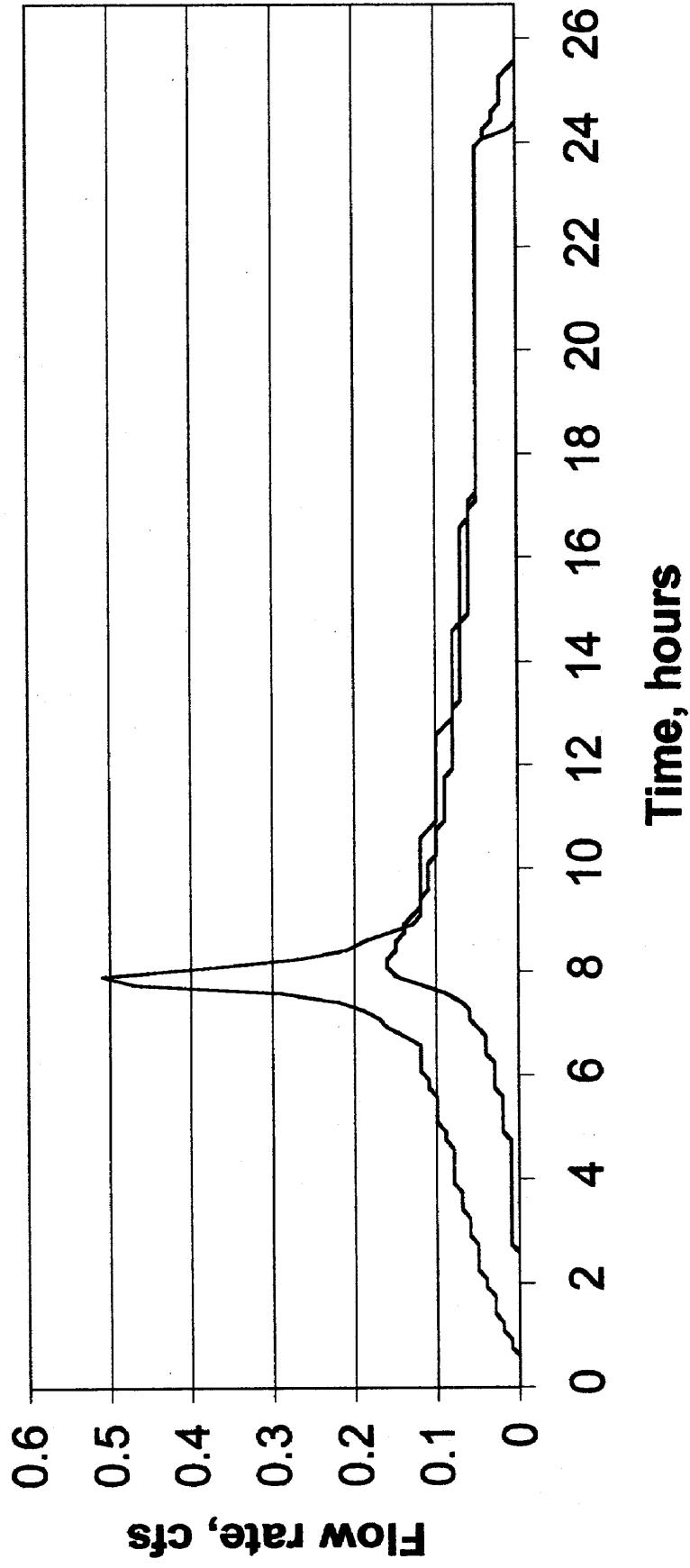


Figure 2
Existing Topography

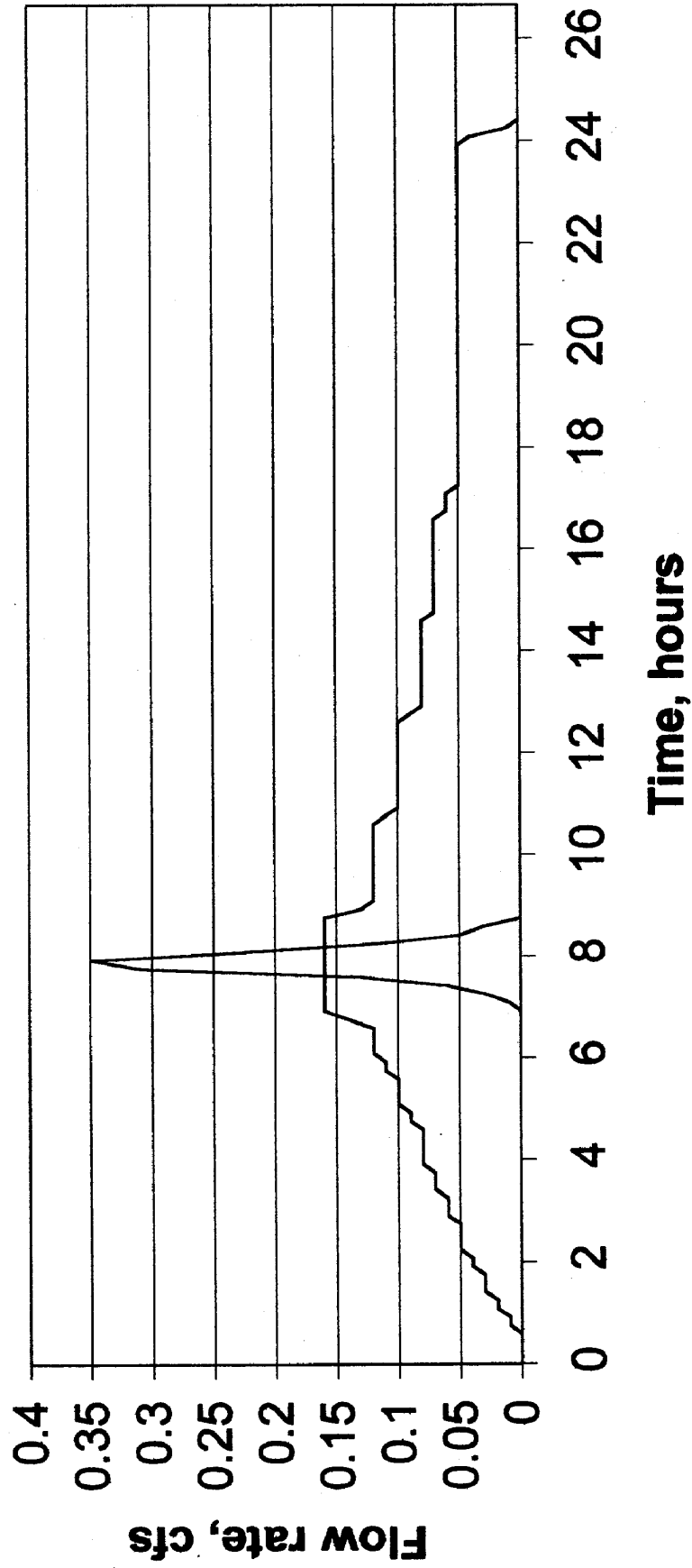
2340 S.W. THIRD STREET
STORM DRAINAGE
Corvallis, Oregon

Streamline Engineering
P.O. Box 975 Philomath, OR 97370 (541) 929-2778

**Estimated Storm Water flow rates
25-year storm event
2340 SW Third St. (Hy 99-W) Corvallis**

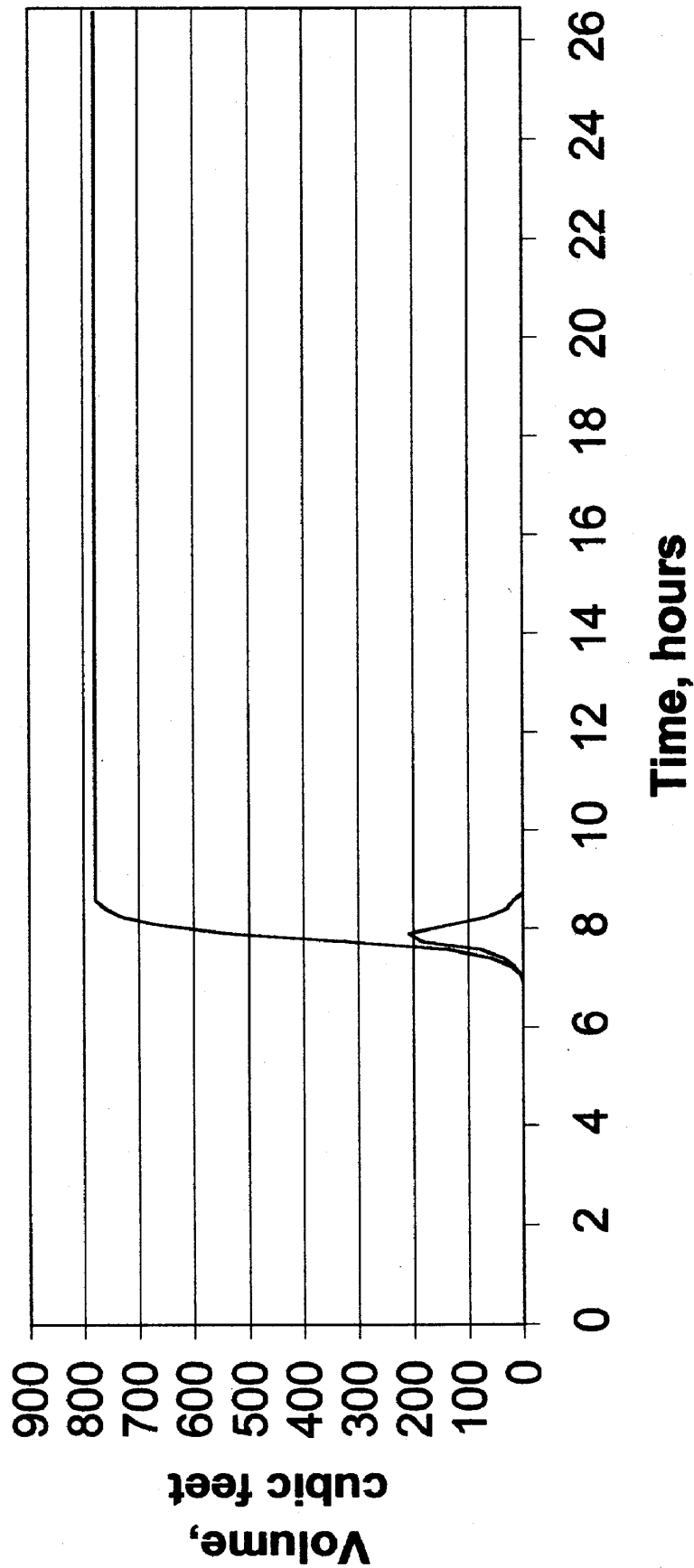


**Estimated detention system flow rates
25-year storm event
2340 SW Third St. (Hy 99-W) Corvallis**



— To detention system — Discharge to storm drain

**Estimated detention volumes
25-year storm event
2340 SW Third (Hy 99-W) Corvallis**



— Incremental volume detained — Cumulative volume detained

CITY OF CORVALLIS
PUBLIC NOTICE

Gae East has filed for a partition with City of Corvallis Development Services. The applicant is proposing to divide a 21,764 square-foot parcel into three parcels (each would contain approximately 7,260 sq. ft.). The property is located at 2340 SW 3rd Street (Benton County Assessor's Map #12-5-11 BC, Tax Lot #5300), and is located in the RS-12 (Medium-High Density Residential) district.

As a property owner, or occupant, a public notice has been mailed to you for your review.

Based on City staff comments and those of affected parties, the Development Services Manager shall review the proposed partition and shall either approve, conditionally approve, or deny the request by February 24, 2004.

The partition will be approved where the Development Services Manager finds the following criteria have been met:

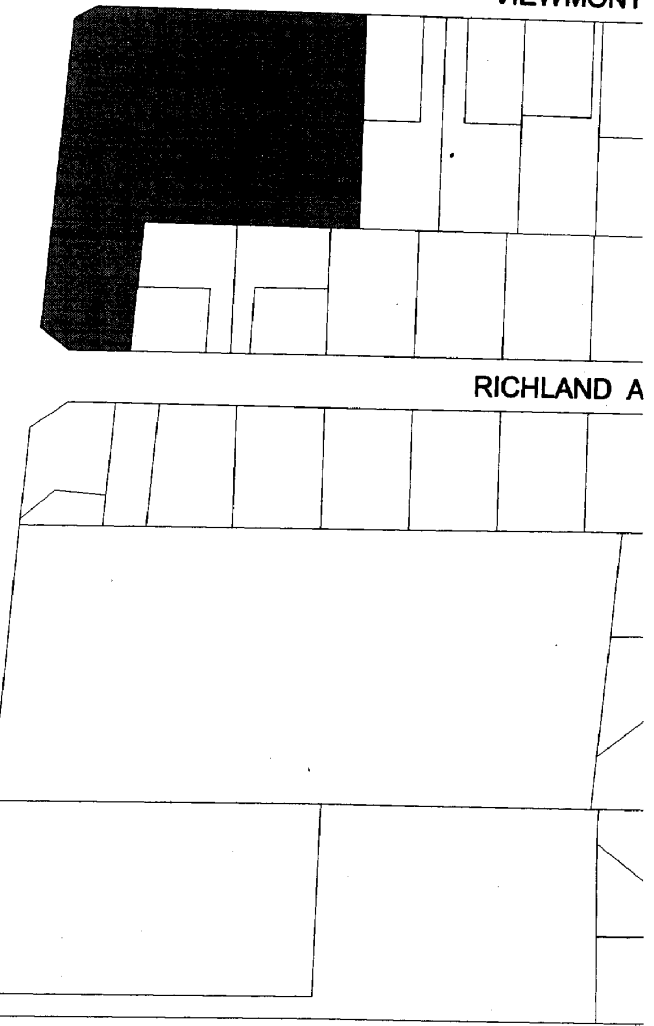
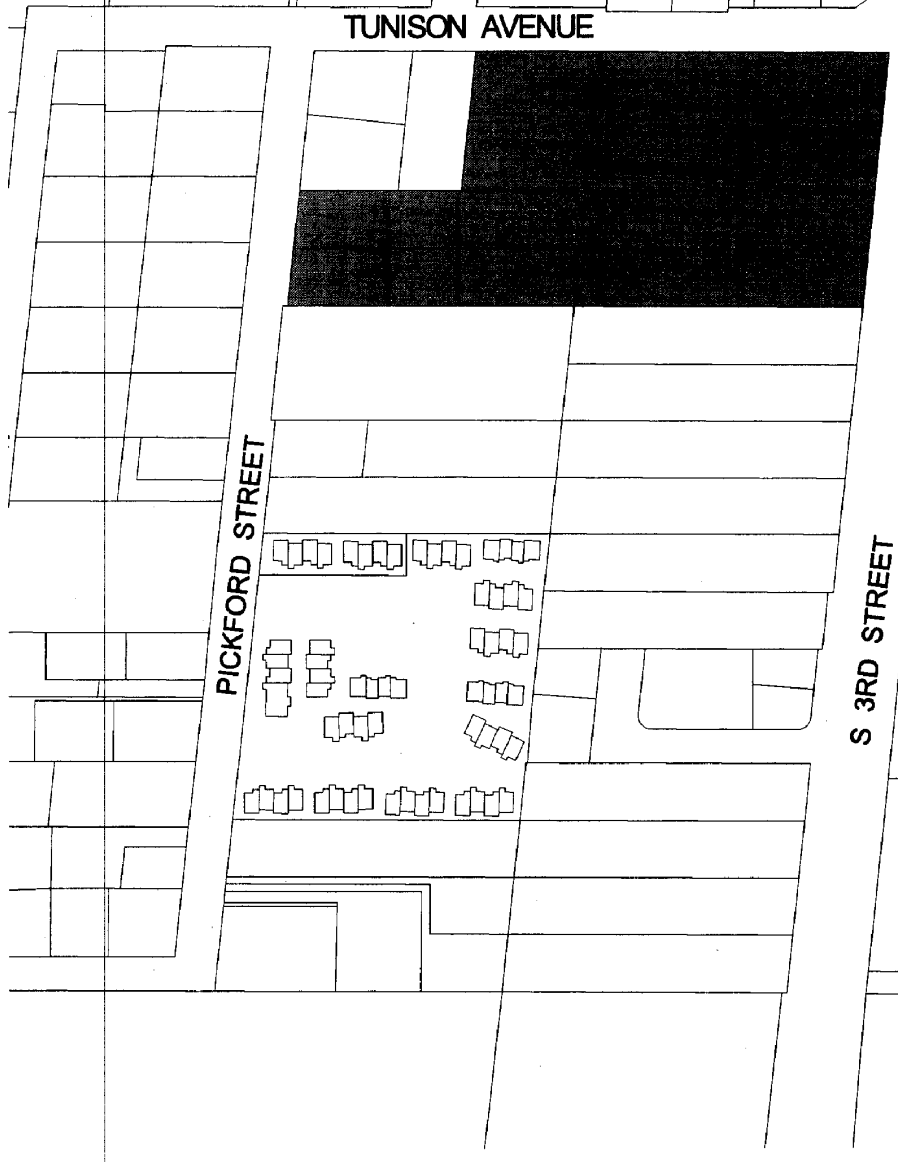
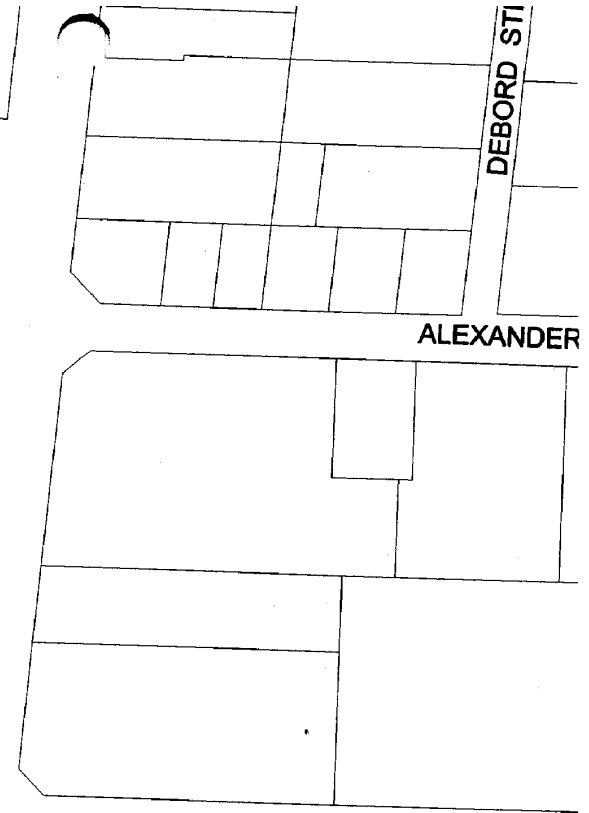
- a. The proposed partition is consistent with the purposes of Chapter 2.14 of the Land Development Code (LDC), pertinent development standards of the LDC, policies and density requirements of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council.
- b. Approval of this partition does not impede future development of property under the same ownership or on adjacent lands planned for urban densities including provision of City services and access from a public street.

If you wish to comment on the proposed partition, comments must be in writing and received by Development Services (P.O. Box 1083, Corvallis, Oregon 97339) by February 23, 2004.

The application may be reviewed at the Development Services Division Office in City Hall, 501 SW Madison Avenue, without charge; copies will be provided upon request at a reasonable charge. Additional information regarding this request may be obtained by contacting Jason Yaich at 766-6729.

A Notice of Disposition containing the Development Services Manager's decision will be mailed to the applicant and to those people who have submitted written comments. The Development Services Manager's decision on this matter will be final unless appealed to the Land Development Hearings Board. Appeals must be filed within 12 calendar days from the date of signing of the Notice of Disposition. All appeals must be submitted in writing to the City Recorder and they must explain the specific grounds for appeal.

See reverse side for graphic of proposed partition



MLP04-00002
100' mailing map

EAST GAE N
1870 SE CRYSTAL CIR
CORVALLIS OR 97333-1829

CROARO LINO F & ANTONETTE,TR
P O BOX 1191
CORVALLIS OR 97339-1191

OCCUPANT
110 SE VIEWMONT AVE
CORVALLIS OR 97333

OCCUPANT
130 SE VIEWMONT AVE
CORVALLIS OR 97333

OCCUPANT
150 SE VIEWMONT AVE
CORVALLIS OR 97333

OCCUPANT
170 SE VIEWMONT AVE
CORVALLIS OR 97333

OCCUPANT
190 SE VIEWMONT AVE
CORVALLIS OR 97333

OCCUPANT
240 SW TUNISON AVE
CORVALLIS OR 97333

PADILLA ALICIA JO
220 SW TUNISON AVE
CORVALLIS OR 97333-1624

STONE KEVIN W
120 SW TUNISON AVE
CORVALLIS OR 97333

OCCUPANT
2340 SW 3RD ST
CORVALLIS OR 97333

OCCUPANT
100 SE VIEWMONT AVE
CORVALLIS OR 97333

OCCUPANT
120 SE VIEWMONT AVE
CORVALLIS OR 97333

OCCUPANT
140 SE VIEWMONT AVE
CORVALLIS OR 97333

OCCUPANT
160 SE VIEWMONT AVE
CORVALLIS OR 97333

OCCUPANT
180 SE VIEWMONT AVE
CORVALLIS OR 97333

DOWNING DALE E & BETTY LOU,TR
330 15TH AVE SE
ALBANY OR 97321

OCCUPANT
250 SW TUNISON AVE
CORVALLIS OR 97333

FICHTER EUGENE F & BECKY L
150 SW TUNISON AVE
CORVALLIS OR 97333-1653

CARLSON HARRIET
14222 WEJOCUMA LN SE
TURNER OR 97392

OCCUPANT
2300 SW 3RD ST
CORVALLIS OR 97333

JOYA FELIPE & OLIVIA
2345 SW PICKFORD ST
CORVALLIS OR 97333

CROARO LINO F & ANTONETTE,TR
P O BOX 1191
CORVALLIS OR 97339-1191

OCCUPANT
2335 SE 3RD ST
CORVALLIS OR 97333

VANVLEET ROBERT D
4140 SW AGATE AVE
CORVALLIS OR 97333

OCCUPANT
2365 SW PICKFORD ST
CORVALLIS OR 97333

GEORGE GROSCH
720 SE ATWOOD AVENUE
CORVALLIS OR 97333

GAE EAST
1870 SE CRYSTAL CIRCLE
CORVALLIS OR 97333

ANDERSON WILLIAM M & HELEN
2320 SW 3RD ST
CORVALLIS OR 97333-1738

FINLEY FARRELL C
2360 SW 3RD ST
CORVALLIS OR 97330

DAVIS GEORGE L
30730 HWY 20
BLODGETT OR 97326-9711

OCCUPANT
2380 SW 3RD ST
CORVALLIS OR 97333

FULLER MARY ELIZABETH,TR
1425 NW ALTA VISTA DR
CORVALLIS OR 97330-2355

OCCUPANT
2375 SW PICKFORD ST
CORVALLIS OR 97333

SOUTH CORVALLIS NEIGHBORHOOD ASSOCIATION
TOM POWELL
2035 SE 3RD ST
CORVALLIS OR 97333

Comp

12-20 d.u. / ac

Zone

RS-12

max lot size

2,200 sq. ft. per d.u.

lot size

21,764 ϕ

1 acre) 43,560

$\frac{1}{2}$ acre) 21,780

.499) 21,764

acres

min

12

6

5

max

20

10

9

—

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See reverse side for graphic of proposed partition